



Clarendon Road, Haverhill, CB9 8NH

CHEFFINS

Clarendon Road

Haverhill,
CB9 8NH

- NO ONWARD CHAIN
- Two Double Bedrooms
- Downstairs WC
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden

Offered for sale with no onward chain is a modern and well presented two bedroom semi detached house in a small development close to local amenities. The property benefits from a downstairs wc, low maintenance rear garden, and driveway for two vehicles. (EPC Rating C)

2 1 1

Guide Price £225,000





LOCATION

ENTRANCE HALL

Doors to:

LOUNGE/DINING ROOM

13'10" x 11'10"

French doors to garden, stairs to first floor, radiator.

KITCHEN

8'11" x 7'10"

Fitted with matching wall and base units with worktop over, stainless steel sink with mixer tap and drainer, integrated electric oven and hob, integrated fridge freezer, space and plumbing for washing machine. window to front.

DOWNSTAIRS WC

WC, wash hand basin

LANDING

Doors to:

BEDROOM ONE

11'10" x 8'11"

Built in wardrobe, window to front, radiator.

BEDROOM TWO

11'10" x 8'9" max

Storage cupboard, window to rear, radiator.

BATHROOM

Three piece suite comprising panelled

bath with mixer shower over and shower screen, wash hand basin, wc, extractor fan.

GARDEN

A low maintenance rear garden with patio area, astro turf lawn, and large storage shed, enclosed by timber fencing.

PARKING

Tandem driveway to front of property providing two off road parking spaces.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Viewings Strictly by appointment through the selling agents.

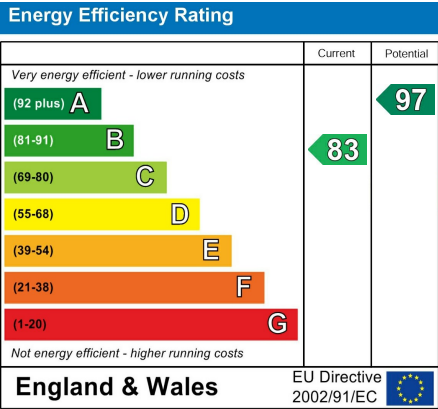
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to

test services is at the discretion of the owner.

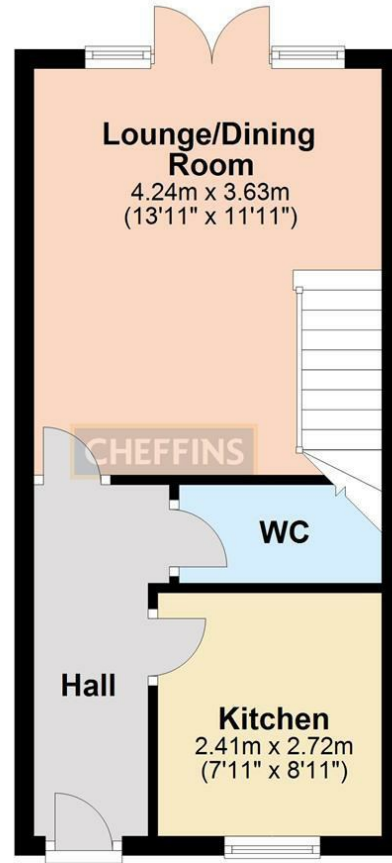
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



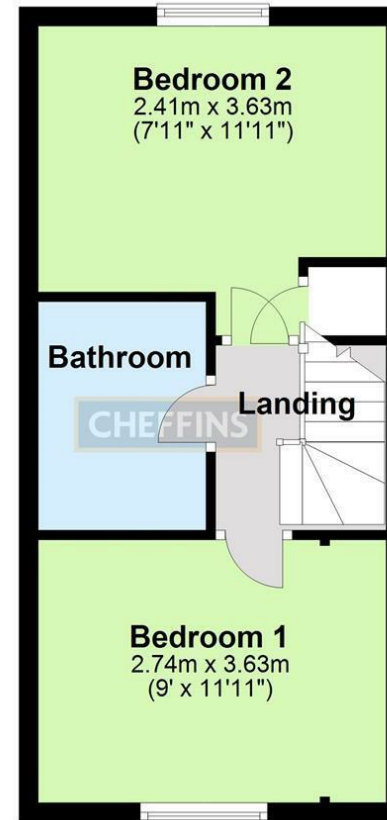


Guide Price £225,000
Tenure – Freehold
Council Tax Band – B
Local Authority – West Suffolk

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

